

Falcon Ridge Board – Open Session
September 18, 2017
6:30

Members present: John Costa, Sharon Zeiner, Teresa Hutcherson, Therese Holloway

Treasurer's report: Teresa did two months of reporting due to summer vacation. As of 7/31/2017 Falcon Ridge is \$2,976 short on our budget. Operating revenues were \$18,243.00. Operating expenses were \$21,219.00. The checking account balance is \$60,190.21. Capital reserve funds are \$43,439.30.

As of August 31, 2017, Falcon Ridge HOA is short \$9,481.00. Operating expenses were \$7,283.00 over our budget. Operating revenues were \$2,198.00 short of our budget, year to date. Our checking account balance is \$53,682.63. Capital reserve funds are \$44,571.63.

Our clubhouse expenses were \$1133.00 for such things as cleaning and supplies, a broken table top, a broken glider, outside door repair lights changed, and batteries replaced, etc. The clubhouse can be rented for \$50.00, but it was suggested that we raise that rate due to costly damages from previous rentals. A calendar of scheduled events will be posted in the clubhouse. The pergola was recently replaced. It will continue to be stained natural since the majority of owners have declared that is their preference. There was discussion about it being painted white, but pressure treated wood cannot be painted without adverse effects. It was declared a terminology error that led to the idea that it would be painted white. The pergola will need to be stained every three years.

Landscaping costs have risen since last year. Aeration, lime application, and pre-emergent weed killers have been applied. An irrigation controller broke and needed to be repaired. There has

been some water run-off in the common area that needs to be addressed.

The land study for the tennis courts had not been completed at the time of this meeting. The Board will wait for that before deciding what will be done in relation to the tennis courts.

A legal letter concerning Falcon Ridge guidelines needs to be reviewed by Jennifer before any action can be taken. We have tabled the item for the time being.

A new art club was proposed, which would meet at the FR clubhouse. The motion was seconded and approved. At this time there are three residents who are interested in participating. If more residents are interested in participating, it will be advertised in our newsletter. The calendar for clubs is mostly full at this time.

The frequency of the Falcon Ridge newsletters was discussed and it was decided to continue with quarterly reports vs. monthly due to cost considerations.

The “Board Listens” will continue after monthly Board meetings. There will still be two Town Hall Meetings per year. The annual budget meeting will be in November. The required annual meeting will be held in August. Other meetings will be considered as needed. There are no Board meetings in December or July. The next meeting will be on October 16th at 6:30.

There was a question raised about pine straw distribution. One resident thought we should get new pine needles twice a year. If residents want a second application, the cost of landscaping will increase. Our HOA dues will have to be increased. This Board intends to keep dues stable. Every effort will be made to contain costs, so our dues do not rise. We will attempt to increase our capital reserve fund in case major repairs are needed.

The topic of disposal of yard materials was discussed. According to city services 311, branches should be no longer than 5 feet, and piles should be no larger than what one man can lift. Garbage and recycling bins should be placed 3 feet apart at the curb. If there is a car parked that obstructs the bins, garbage will not be picked up that week. Shrubs should have their roots cleaned before being placed at the curb. Boxes need to be broken down in flat small sized piles.

Topics to be discussed in October are: the broken lock on the clubhouse back door, short term rentals of houses (air B&B's), landscaping, tennis courts, the social committee, and the legal letter concerning FR guidelines.

The meeting adjourned at 8:30.

c/o Hawthorne Management Co.
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Hawthorne Management Co., Inc.
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	MTD ACTUAL	MTD BUDGETED	MTD FAV/(UNFAV)	YTD ACTUAL	YTD BUDGETED	YTD FAV/(UNFAV)	ANNUAL BUDGET
INCOME							
General Assessments	4,886	25,564	(20,678)	200,617	204,512	(3,895)	306,768
Legal Reimbursement	0	0	0	1,735	0	1,735	0
Late Fee Income	210	125	85	1,245	1,000	245	1,500
Interest Income - Operating	3	1	2	23	8	15	10
Fines	0	0	0	950	0	950	0
Pool/Clubhouse Rental	150	0	150	750	0	750	0
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TOTAL INCOME	5,249	25,690	(20,441)	205,321	205,520	(199)	308,278
LESS: PROVISION FOR RESERVES	(1,104)	(1,104)	0	(10,831)	(8,832)	(1,999)	(13,246)
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TOTAL OPERATIONS INCOME	4,145	24,586	(20,441)	194,490	196,688	(2,198)	295,032
EXPENSES - OPERATING							
Cleaning	130	130	0	1,040	1,040	0	1,560
Electricity	287	233	(54)	1,695	1,864	169	2,800
Gas Service	0	83	83	482	664	182	1,000
Heating/Air Cond. Repairs	0	25	25	307	200	(107)	300
Irrigation System	268	83	(185)	268	664	396	1,000
Landscape Contract	8,410	8,410	0	67,280	67,280	0	100,920
Landscape - Other	0	228	228	6,875	1,824	(5,051)	2,730
Lighting	0	29	29	0	232	232	350
Misc. Clubhouse / Tennis Exp.	0	42	42	1,133	336	(797)	500
Clubhouse Maintenance	0	46	46	524	368	(156)	550
Misc. Creek / Common Area Exp.	0	217	217	308	1,736	1,428	2,600
Pest Control	0	32	32	195	256	61	385
Water / Sewer	311	542	231	1,873	4,336	2,463	6,500
Social Committee	0	42	42	300	336	36	500
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TOTAL OPERATING EXPENSE	9,406	10,142	736	82,281	81,136	(1,145)	121,695
EXPENSES - ADMINISTRATIVE							
Accounting Expense	0	21	21	250	168	(82)	250
Insurance Expense	0	167	167	1,968	1,336	(632)	2,000
Late Fees to Mgt. Co.	105	63	(42)	623	504	(119)	750
Fines to Mgt. Co.	0	0	0	238	0	(238)	0
Legal Expense	0	250	250	747	2,000	1,253	3,000
Management Fees	982	983	1	7,854	7,864	10	11,793
Misc. Administrative Expense	20	113	93	237	904	667	1,350
Office Supplies Expense	121	125	4	983	1,000	17	1,500
Postage	18	100	82	470	800	330	1,200
Master Association Dues	0	12,612	12,612	108,108	100,896	(7,212)	151,344
Website Expense	0	13	13	236	104	(132)	150
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TOTAL ADMINISTRATIVE EXPENSE	1,246	14,447	13,201	121,714	115,576	(6,138)	173,337
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TOTAL EXPENSES	10,653	24,589	13,936	203,995	196,712	(7,283)	295,032
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NET INCOME/(LOSS)	<u>(6,508)</u>	<u>(3)</u>	<u>(6,505)</u>	<u>(9,505)</u>	<u>(24)</u>	<u>(9,481)</u>	<u>0</u>